



## US Army Corps of Engineers

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435



# Public Notice

APPLICATION NO.:  
EVALUATOR:  
PHONE NO.:  
FAX NO.:  
E-MAIL:  
DATE:  
EXPIRATION DATE:

MVK-2004-956  
Joyce Butler  
(601) 631-5294  
(601) 631-5459  
regulatory@mvk02.usace.army.mil  
August 31, 2004  
September 21, 2004

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality are considering an application for a Department of the Army permit and State water quality certification for the work described herein. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F and the Mississippi Department of Environmental Quality at Post Office Box 10385, Jackson, MS 39289-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Murray D. Wikol  
32500 Telegraph Road, Suite 209  
Bingham Farms, Michigan 48025

Name of Agent

Anna Schoonover  
Solutions, Incorporated  
Post Office Box 820217  
Vicksburg, Mississippi 39182

Location of Work: Sections 13 and 24, T5N-R1E, latitude 32°16'31.7", longitude 90°8'50.8", within the Pearl River drainage basin, Rankin County, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to discharge dredged and/or fill material associated with the construction of a baseball stadium, BassPro Shop, retail/commercial shopping development, parking facilities,

roadway construction, and widening of the existing Childre Road. Two lakes would also be constructed for aesthetics and runoff retention. The purpose of the project would be to provide a state-of-the-art baseball stadium for the Atlanta Braves AA team. Also, the project would provide hunting, fishing, and out-of-doors shoppers a state-of-the-art retail facility, upscale retail shopping and dining, and road access and parking facilities for each venue.

The project site was selected based on requirements for high visibility and ease of access, as well as the ability to construct a lake adjacent to the BassPro Shop. The project would involve mechanical clearing and filling of 50.45 acres of wetlands on the 225-acre site. The wetlands consist of approximately 35.45 acres of recently logged wooded wetlands and an approximately 15-acre abandoned sewage lagoon. The lagoon was lined with heavy clay when constructed, has never completely drained, and contains hydrophytic vegetation. The two proposed lakes would be approximately 1.54 and 1.3 acres in size and approximately 6 feet deep. The applicant has begun to work on upland portions of the site.

Access to the project site would be from BassPro Drive that would be constructed from Childre Drive west through the site and turn north, proceeding to U.S. Highway 80. A box culvert would be constructed where the road would cross Conway Slough. Drainage from the site would be captured via Conway Slough or routed under Interstate 20 to a tributary and then to Conway Slough.

Childre Road would be widened to the west from U.S. Highway 80 to the intersection with BassPro Drive which would be constructed from Childre Road west through the site. The widened road would have two travel lanes with a turn lane in the center.

The baseball stadium would require 1,800 parking spaces and an additional 800 parking spaces would be required for the Bass Pro Shop. The Bass Pro Shop would also require a one-acre boat storage facility. Additional retail/commercial development and associated parking is expected to be constructed west of Conway Slough.

The attached table lists the types and amounts of fill material that would be discharged into each of the areas of wetlands and other waters of the United States. Compensatory mitigation for these impacts is proposed to take place at the Pearl River Mitigation Bank in Leake County, Mississippi.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and project construction requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Rankin County listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity. Cultural resource surveys have been conducted on the site and reviewed by the Mississippi State Historic Preservation Officer with a finding that no sites or properties listed or eligible for listing in the National Register of Historic Places would be affected by the project.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization

of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

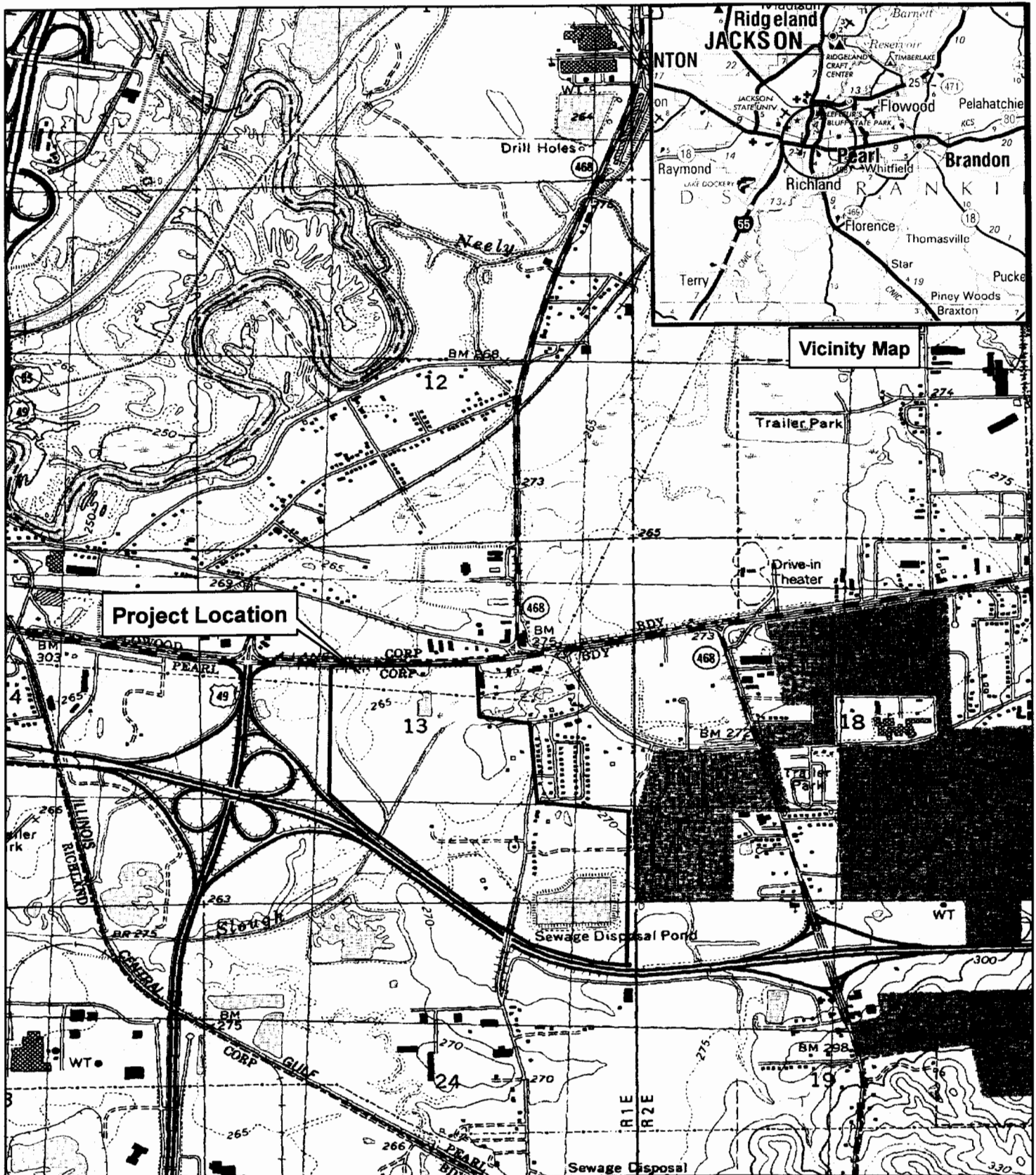
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

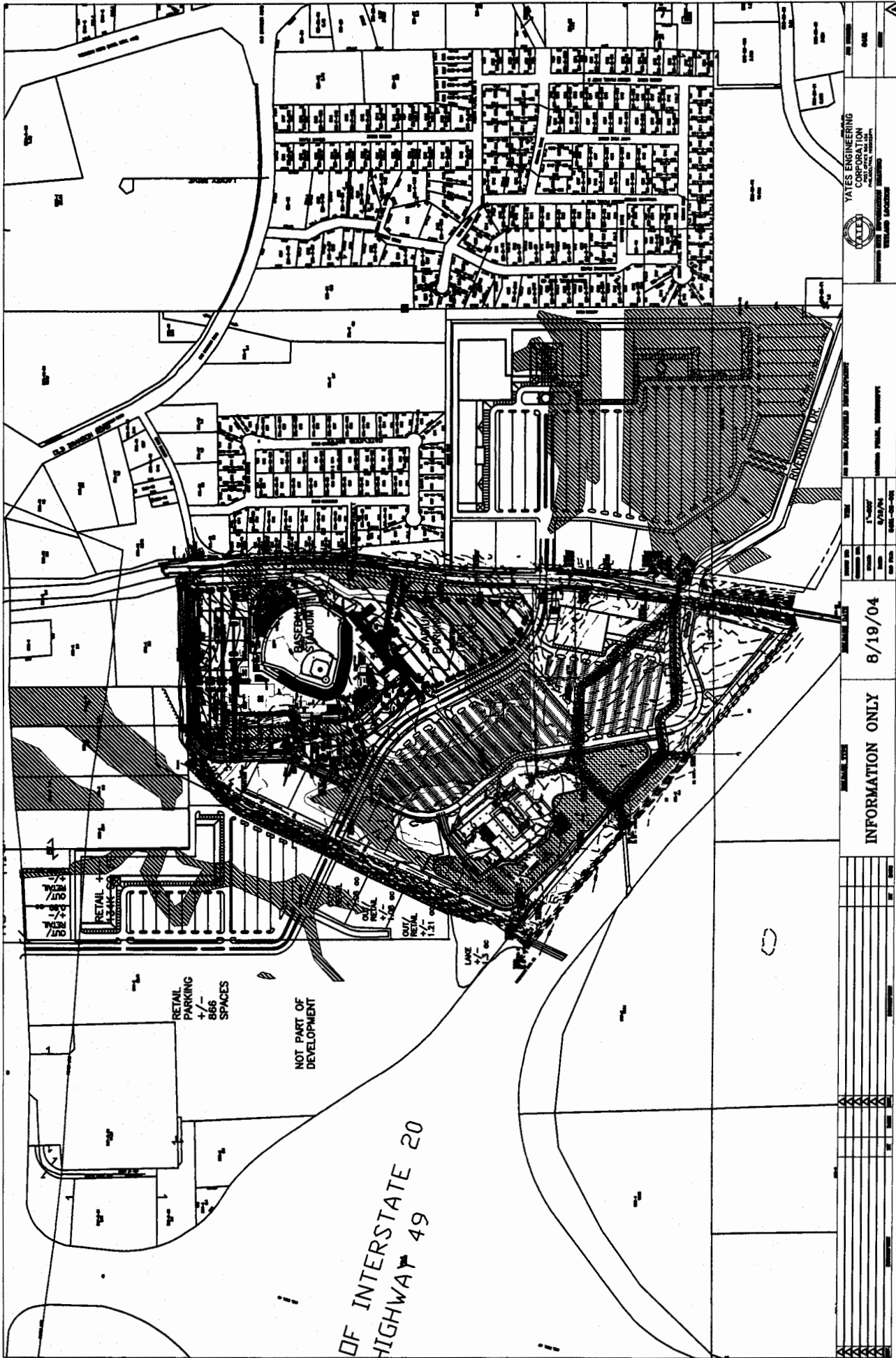
W. Harold Lee  
Chief, Evaluation Section  
Regulatory Branch

# The Bloomfield Development



CEMVK-0D-FE JCB-MVK-2004-956

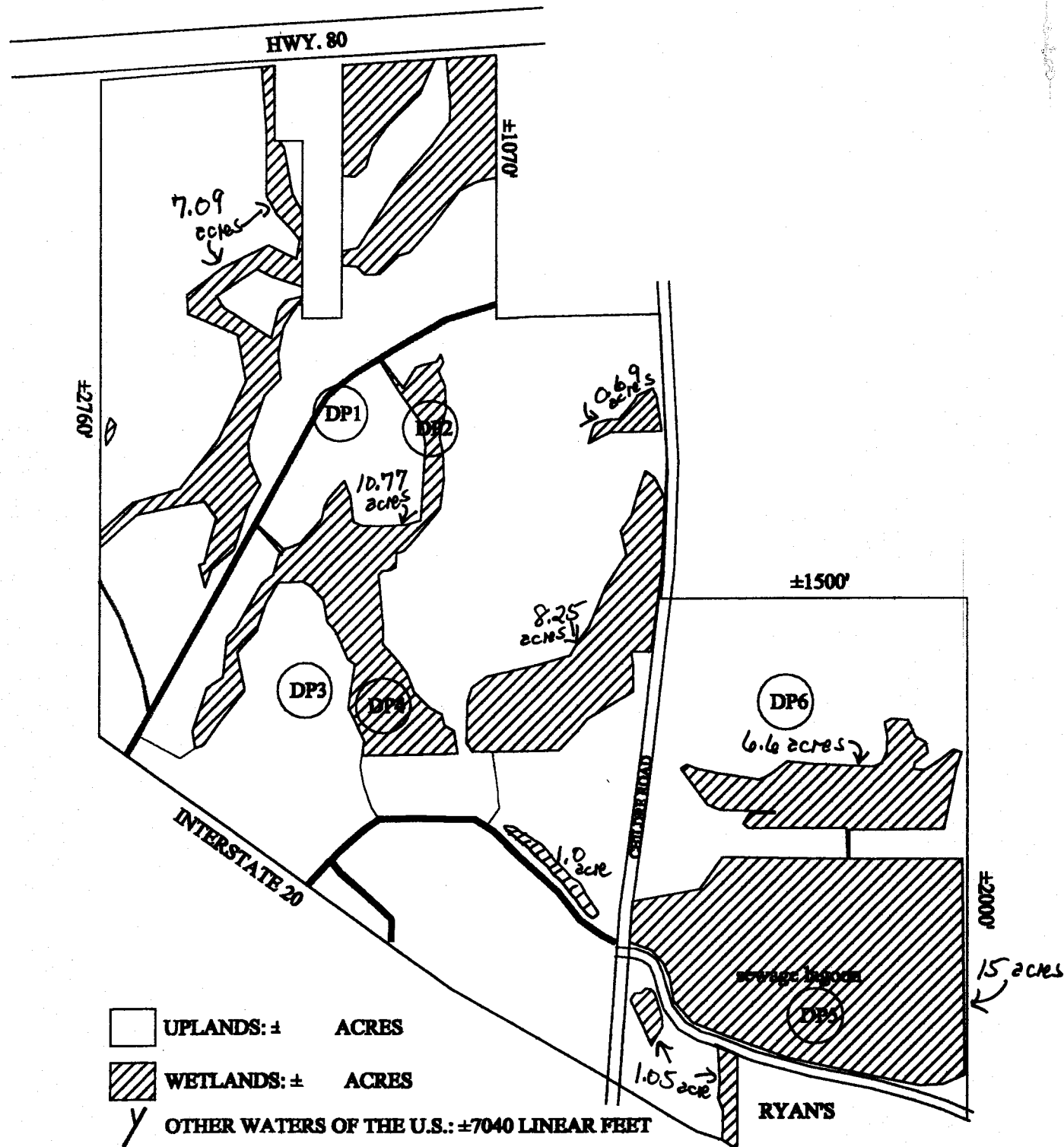
MR. MURRAY D. WIKOL



CEMVK-OD-FE JCB-MVK-2004-956

MR. MURRAY D. WIKOL

# PRELIMINARY WETLANDS DELINEATION



**SOLUTIONS** INC  
ENVIRONMENTAL CONSULTANTS

CEMVK-OD-FE JCB-MVK-2004-956

P.O. BOX 6341  
DIAMONDHEAD, MS 39525-6341

EMAIL: eric@solns@aol.com

PHONE AND FAX: (228) 255-5511  
VICKSBURG OFFICE: (601) 634-6118

MR. MURRAY D. WIKOL

Sections 13 & 24, T-5-N, R-1-E  
Rankin County, MS

Scale: 1"=500'

Date: 7/2/2004

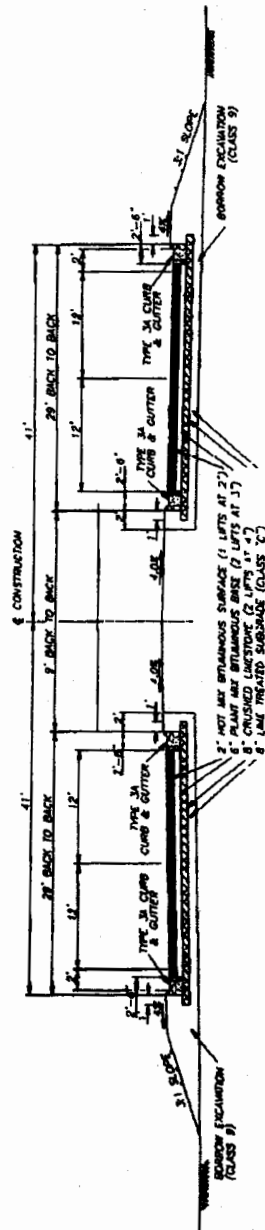
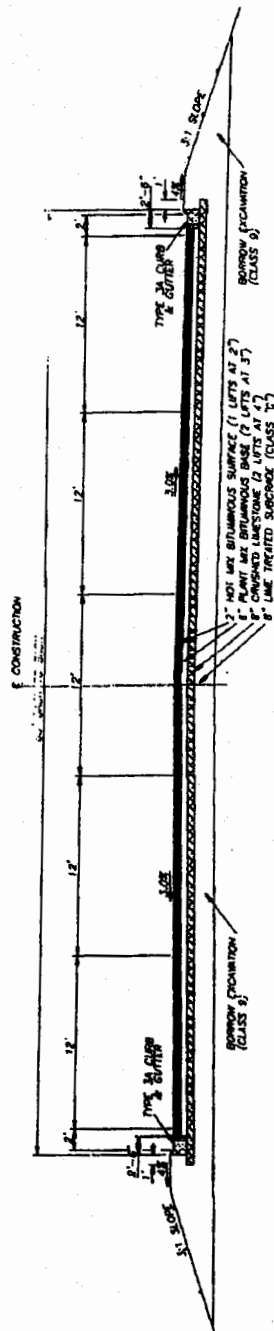
Drawn By:

Revised: 7/30/2004

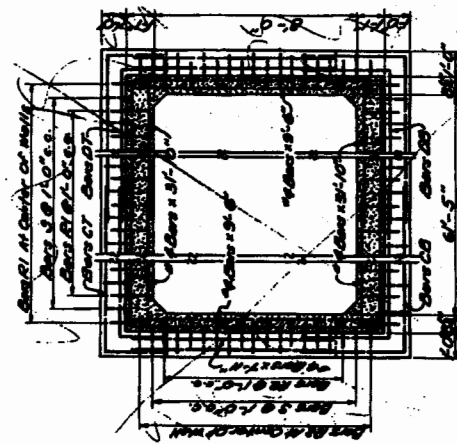
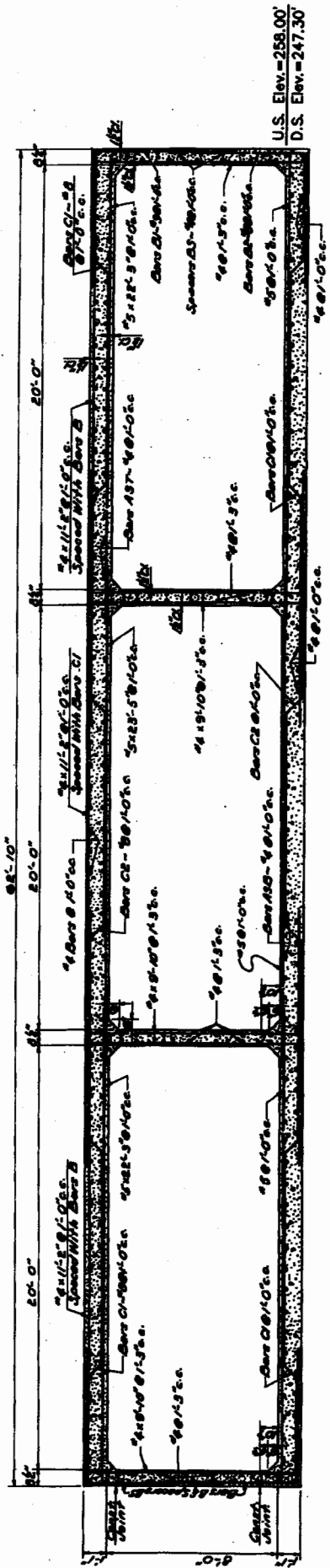
Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards and Surface Area in Acres of Wetlands or Other Waters Filled

	UNITS	East of Childre Rd and North of Riverwind Dr	West of Childre Rd and East of Conway Slough	West of Conway Slough	Widening of Childre Rd	Roadway West of Conway Slough (in Wetlands)	TOTAL
Wetland Area	ACRES	23.9	19.8	6.7	Included in 19.8 acres	Included in 6.7 acres	50.4
Fill	CY	194,221	152,574	32,818	7,100	9,000	395,713
Crushed Limestone	CY				1,812	1,600	3,412
Base Course	TONS				2,398	706	3,104
Surface Course	TONS				800	750	1,550
Asphalt Pavement	CY	22,890	13,640	2,195			38,725
Concrete Pavement	CY	11,466	1,047	1,614		118	14,245
Curb and Gutter	Linear Feet				2,180	1,655	
Total Fill		228,577 cy	167,261 cy	36,627 cy	8,912 cy, 3,198 tons, and 2,180 linear feet curb and gutter	10,718 cy and 1,456 tons, and 1,655 linear feet curb and gutter	452,095 cy, 4,654 tons, and a total of 3,835 linear feet of curb and gutter









TYPICAL CROSS SECTION AT COLLAR

**BOX CULVERT DETAIL**  
**BASS PROSHOP DEVELOPMENT**  
**PEARL, MISSISSIPPI**

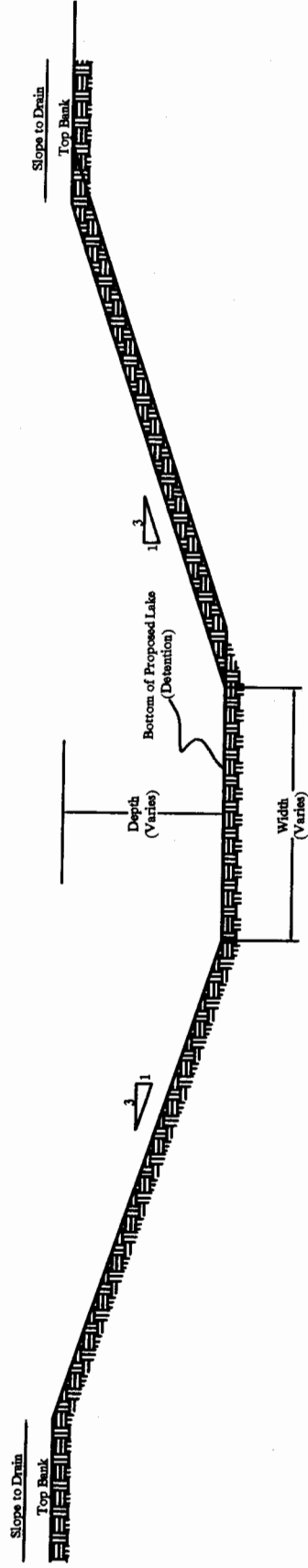
W  
WARRICK & ASSOCIATES, LLC  
ENGINEERING, SURVEYING & PLANNING

NTS

SHEET 61  
OF 6

CEMVK-OD-FE JCB-MVK-2004-956

MR. MURRAY D. WIKOL



Typical Section of  
Proposed Lake

**TYPICAL LAKE SECTION**  
**BASS PROSHOP DEVELOPMENT**  
**PEARL, MISSISSIPPI**

**SHEET 6J**  
**OF 6**

**WAINOCK & ASSOCIATES LLC**  
ENGINEERING, ARCHITECTURE & PLANNING

**NTS**

CEMVK-OD-FE JCB-MVK-2004-956

MR. MURRAY D. WIKOL

Slope to Drain  
1/4"FT (Min.)

Finish Grade

±1.8'

Building Foundation

Finished Floor Elev.

Slope to Drain  
1/4"FT (Min.)

Finish Grade

Varies



TYPICAL BUILDING PAD SECTION  
BASS PROSHOP DEVELOPMENT  
PEARL, MISSISSIPPI

WARRICK & ASSOCIATES, L.L.C.  
ARCHITECTS, ENGINEERS & PLANNERS

NTS

SHEET 61K  
OF 6

CEMVK-OD-FE JCB-MVK-2004-956

MR. MURRAY D. WIKOL